



**City of Seattle**

Edward B. Murray, Mayor

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**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3016657

**Applicant Name:** Yueann Wu of *Playhouse Design Group*

**Address of Proposal:** 4022 19<sup>th</sup> Avenue Southwest

**SUMMARY OF PROPOSAL**

Land Use Application to allow two new single family dwelling units each on separate lots in an environmentally critical area. Parking for two vehicles to be provided within the structures. Existing single family residence to be demolished. Lot Boundary Adjustment approved under Project #3015896.

The following approval is required:

**SEPA Environmental Threshold Determination**

(Seattle Municipal Code (SMC) 25.05)

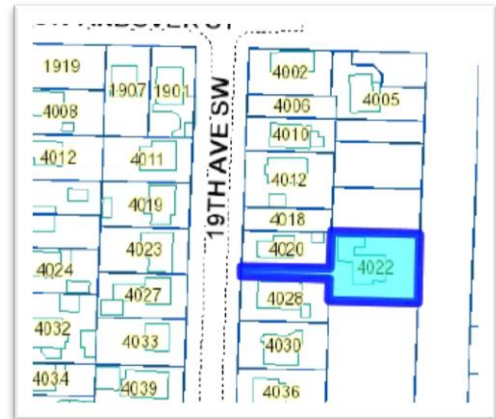
**SEPA DETERMINATION:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

## **SITE AND VICINITY**

<u>Zoning:</u>	Single Family 5000 (SF 5000) Airport Height District
<u>Project Site Size:</u>	8,510 square feet (sq. ft.)
<u>Existing Uses:</u>	Single Family Dwelling Unit
<u>Environmental Critical Areas:</u>	Steep Slope and Potential Slide Area



## **Current and Surrounding Development**

The subject site currently contains one single family structure, to be removed. A lot boundary adjustment<sup>1</sup>, approved in February 2014, allowed for the adjustment of property lines resulting in two development sites meeting the standards of *The Seventy-Five/Eighty rule* of SMC 23.44.010.B. The lots measure 4,000 square feet, and 4,500 square feet.

Development in the area is of similar scale and includes single family structures of one or two stories. To the north, south, and east of the site is the West Duwamish Greenbelt. The east side of the site slopes downward from west to east.

## **Public Comment**

The comment period ended on February 26, 2014 after an extension request pursuant to SMC 23.76.012.D. Many comment letters were received expressing concerns involving the environmentally critical area and vehicular access.

## **ANALYSIS – SEPA (WAC 97-11 and SMC 25.05)**

The proposal site is located in an environmentally critical area, as noted above. Proposals located in landslide prone areas (i.e. known landslide areas, potential landslide areas, and steep slopes), wetlands, and fish and wildlife habitat conservation areas may require environmental review (SMC 25.05.908), thus this application is not exempt from SEPA review. However, the scope of environmental review of projects within these critical areas is limited to: documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

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<sup>1</sup> Master Use Permit No. 3015896

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), Washington Administrative Code (WAC) 197-11, and the Seattle SEPA Ordinance (SMC 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The *SEPA Overview Policy* (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans, and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The *SEPA Overview Policy* states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations (SMC 25.05.665).

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the following: *ECA Ordinance* (SMC 25.09); *Stormwater Code* (SMC 22.800-808); *Grading Code* (SMC 22.170); *Street Use Ordinance* (SMC Title 15); *Seattle Building Code*; and *Noise Control Ordinance* (SMC 25.08). The Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

#### Short Term Impacts

The temporary or construction-related impacts on the environmentally critical area anticipated. Examples of impacts may include temporary soil erosion and/or increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope.

#### Air Quality/Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project. No mitigation of air quality is warranted pursuant to the SEPA policy (SMC 25.05.675.A).

### Earth

The applicant has provided a geotechnical report that indicates the proposal is feasible and will not adversely impact other properties if the recommendations in the report are followed. This report will continue to be reviewed by the Department of Planning and Development in conjunction with construction documents during construction permit review. Further mitigation and/or more detailed geotechnical analysis may be required during construction plan review to ensure compliance with *Regulations for Environmentally Critical Areas* (SMC 25.09). No additional SEPA conditioning is warranted.

### Long Term Impacts

Long term or use-related impacts of ECA are also anticipated as a result of this proposal, including increased surface water runoff due to greater site coverage by impervious surfaces, and loss of plant and animal habitat. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment. No additional SEPA conditioning is warranted.

### Air Quality/Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project. No mitigation is warranted pursuant to the SEPA policy (SMC 25.05.675.A).

### **DECISION – SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (Revised Code of Washington (RCW) 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21.030(2)(c).
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An EIS is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the Optional DNS Process in WAC 197-11-355 and Early Review DNS Process in SMC 25.05.355. There is no further comment period on the DNS.

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: May 22, 2014  
Carly Guillory, Land Use Planner  
Department of Planning and development

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